STATE OF NEW YORK

9171

2025-2026 Regular Sessions

IN ASSEMBLY

October 17, 2025

Introduced by M. of A. TAPIA -- read once and referred to the Committee on Governmental Operations

AN ACT to amend the executive law and the real property law, in relation to increasing transparency of source of income discrimination findings and rental application outcomes for voucher holders

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 297 of the executive law is amended by adding a new subdivision 11 to read as follows:

11. (a) The division shall maintain through its website a publicly accessible electronic interface that reports findings of unlawful discriminatory practices relating to lawful sources of income. Such report shall include, to the extent permitted by law:

(i) the name of each respondent found liable for source of income discrimination under this article;

(ii) the date of the final determination or order;

(iii) the geographic location of the housing at issue; and

(iv) the amount of any monetary penalty or other relief imposed as a result of such finding.

(b) The division shall update the information under paragraph (a) of this subdivision no less than quarterly and may redact identifying details of individual complainants as necessary to protect privacy.

§ 2. The real property law is amended by adding a new section 235-k to read as follows:

§ 235-k. Reporting on rental applications by subsidy holders. 1. Any landlord who owns or operates more than six residential rental units in the state shall, on an annual basis, report to the division of housing and community renewal the following information in a form and manner prescribed by the commissioner:

(a) the total number of rental applications received during the prior calendar year;

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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(b) the number of such applications submitted by individuals using a rental subsidy, including but not limited to a Section 8 voucher, city family homelessness and eviction prevention supplement, family homelessness and eviction prevention supplement, state family homelessness and eviction prevention supplement, or other rental subsidy under a recognized rental assistance program;

(c) the number of such subsidy-holder applicants who were offered a lease or tenancy; and

(d) the number of such applicants who were denied housing, and a brief, non-identifying explanation of the reason for such denial, to the extent not prohibited by law.

2. The division of housing and community renewal shall make such data publicly available in an aggregated and anonymized form, disaggregated by zip code, property owner, and building where feasible.

3. The division of housing and community renewal may promulgate rules and regulations necessary to implement the provisions of this section.

§ 3. This act shall take effect on the one hundred twentieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.